

# Implementation of Land Registration in Agricultural Sector: A Case Study in Polewali Mandar, West Sulawesi:平成25年度資源環境経済学 講座修士論文要旨

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## **Implementation of Land Registration in Agricultural Sector:**

### **A Case Study in Polewali Mandar, West Sulawesi**

農業セクターにおける土地登記の実施：西スラウェシ、ポレワリマンダルの事例研究

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**【Objective】** In Polewali mandar, land registration progress was slow. The common obstacles of this activity are high cost and complicated process. This study will examine the sequential steps involved in the land registration process from farmers' perspectives to clarify why targets were not achieved. This study will analyze those reasons to determine (1) the hardships or disincentives that farmers experienced that hampered their ability to apply for registration, and (2) the administrative defects that caused critical disincentives for land registration. This study will identify the phases of the land registration process.

**【Method】** This study is comprised of firstly, sequential steps of land registration in Polewali Mandar district from farmer perspective. Then, these steps will be analysed so to identify the problems in the implementation of land registration. This field research was done in Polewali Mandar Systematic land registration project in agricultural sector fail to fulfill the targets. Until 2011, only 500 land parcels have been registered through this project.

**【Results】** At least four factors may have hampered the land registration process in Polewali Mandar: (1) Land laws were developed under legal pluralism that could cause future land disputes among people or between people and the government. These disputes may involve insecure ownership or tenure rights related to inheritance and customary land rules; (2) The costs involved in land registration, particularly a variety of additional, unofficial charges, might increase farmers' disincentives or negative perceptions of central and local governments; (3) Many administrative failures were related to targeting. In addition, a limited support system was provided for applicants' consultations; and (4) The program was hampered by a lack of manpower and budgets provided by the executing agency.

**【Conclusion】** Agriculture is the most important sector in Polewali Mandar. However, investments in this sector have been limited. The local government has implemented a land registration project focused on the agricultural sector. The project aims to increase poor farmers' bargaining power by helping them secure their land rights. Polewali Mandar is a new district. Its economic development is an important issue. Land policy has become a critical issue in this area. Unless the government makes a serious commitment to solving these land problems, future land conflicts will occur widely and frequently. Farmers' awareness of the land registration project has been limited because they fail to perceive any benefits in securing land rights. Farmer will only register their land when they must sell it, or when they must apply for loans from banks or other financial institutions.